



Table of Contents **2004 Amendments to** **King County Comprehensive Plan 2000** **Public Review Draft**

Published November 2003

Part I

Introduction

Chapter One – Regional Planning

- I. Defining Regional Objectives
- II. Planning Framework
 - A. Multi-County Planning
 - B. Countywide Planning
 - C. Subarea Planning
 - D. Functional Planning
 - E. Neighborhood Planning
- III. Comprehensive Plan Amendments
- IV. Review and Evaluation

Chapter Two – Urban Communities

- I. Urban Land Use
 - A. Urban Communities
 - 1. The Urban Growth Area
 - 2. Growth in Cities and Urban Centers
 - 3. Urban Growth Area Targets
 - B. Residential Land Use
 - 1. Residential Densities
 - 2. Minimum Density
 - 3. Increases of Zoning Density
 - 4. Mixed-Use Development
 - 5. Urban Residential Neighborhood Design and Infill/Redevelopment
 - 6. Residential Site Improvement Standards and Public Services

- C. Commercial Land Use
 - 1. Unincorporated Activity Centers
 - 2. Community Business Centers
 - 3. Neighborhood Business Centers
 - 4. Commercial Development Outside of Centers
 - 5. Commercial Site Improvement Standards and Public Services
 - 6. Industrial Development
 - D. Urban Planned Developments (UPDS0 and Fully Contained Communities (FCCS))
 - E. Urban Separators and the Four-to-One Program
 - II. Potential Annexation Areas
 - III. Economic Development
 - A. Overview
 - B. Business Development – Creation, Retention, Expansion, and Recruitment
 - C. Workforce Development – Skilled Workers, Employer Involvement and Economic Opportunities
 - D. Regional Plans, Regional Projects and Public-Private Partnerships
 - IV. Housing
 - A. Housing Choice and Opportunity Throughout King County
 - 1. Range of Housing Choices
 - 2. Ensuring and Expanding Affordable Housing Resources
 - B. Affordable Housing Development
 - 1. Development Incentives for Low and Moderate-Income Housing
 - 2. Housing Development Subsidies
 - C. Preservation of Existing Affordable Housing
 - D. Access to Housing
 - E. Reducing Development Costs
 - F. New Housing Models
 - G. Direct Assistance to Households
 - 1. Homeowner Assistance
 - 2. Renter Assistance and Homeless Prevention
 - H. Balancing Jobs and Housing
 - V. Human Services
 - A. King County's Role in Human Services
 - B. King County's Human Service Goals
 - 1. Community Goals
 - 2. Ensuring and Enhancing Human Resources
 - C. Assessing Use of Resources and Achievement of Goals
 - VI. Sustainable Development
 - A. Sustainable Development for King County Capital Improvement Projects
 - B. Sustainable Development in the Private Sector
 - C. Low-Impact Development

Chapter Three – Rural Legacy and Natural Resource Lands

- I. Rural Legacy
 - A. Maintaining Rural Lifestyle
 - 1. Rural Area Designation Criteria and Rural Character
 - 2. Rural Resources
 - 3. The Rural Economy
 - B. Forestry in the Rural Area
 - C. Farming in the Rural Area
 - D. Equestrian Communities
- II. Rural Densities and Development
 - A. Rural Growth Forecast
 - B. Residential Densities
 - C. Transfer of Development Rights Program
 - D. Nonresidential Uses
 - E. Character/Development Standards
 - F. Sustainable Development
 - G. Low Impact Development
- III. Rural Public Facilities and Service
- IV. Rural Cities, Towns and Neighborhoods
 - A. Rural Cities
 - B. Rural Towns
 - C. Rural Neighborhoods
 - D. Non-Resource Industrial Uses and Development Standards in the Rural Area
- V. Resource Lands
 - A. Resource Conservation Strategy
 - B. Forestry
 - 1. Protecting Forest Lands
 - 2. Promoting Forest Management
 - C. Agriculture
 - 1. Protecting Agricultural Lands
 - 2. Sustaining Agriculture and Farming
 - D. Mineral Resources

Chapter Four – Environment

- I. Natural Environment
 - A. Protection and Regulation
 - B. Air Quality
 - 1. Overview
 - 2. Ozone, Fine Particulate, Toxics
 - 3. Greenhouse Gas (GHG) Emissions
 - 4. King County Actions
 - C. Water Resources
 - D. Erosion and Landslide Hazards
 - 1. Erosion Hazard Areas
 - 2. Landslide and Avalanche Hazard Areas

- 3. Coal Mine Hazard Areas
 - E. Fish and Wildlife
 - F. Soils and Organics
- II. Endangered Species Act

Chapter Five – Parks, Open Space and Cultural Resources

- I. Parks, Recreation and Open Space
 - A. The Regional Open Space System of Parks, Trails, Natural Areas and Working Resource Lands
 - B. Local Parks
 - C. Components of the Regional Open Space System
 - 1. Active Recreation, Multi-Use Sites and Trails
 - 2. Natural Areas (Ecological Sites)
 - 3. Working Resource Lands
 - 4. Other Open Spaces
 - D. Achieving the Open Space System
- II. Cultural Resources
 - A. Arts
 - B. Historic Preservation
 - C. Public Art
 - D. Heritage
 - E. Cooperation
 - F. Stewardship of Cultural Resources

Chapter Six – Transportation

- I. Regional System
 - A. Countywide Transportation Service Provider
 - B. Public Transportation
 - 1. Regional Coordination
 - 2. Transit Infrastructure
 - 3. Linking Transit and Land Use
 - C. Regional and Freight Mobility
 - D. Transportation Demand Management
- II. Linking Transportation Infrastructure and Services with Growth
 - A. Land Use
 - B. Travel Forecasts
 - C. Level-of-Service Standards
 - D. Concurrency
 - E. Mode Split
- III. Transportation System Planning and Design
 - A. Arterials and Streets
 - B. Public Transportation Strategies
 - C. Nonmotorized Transportation
 - D. Air Quality

- IV. Finance
 - A. Funding Capabilities: Road-Related Sources
 - B. Revenue Shortfall
- V. Coordination
- VI. Implementation and Monitoring
- VII. Transportation Element: Requirements and Components
 - A. Land Use Assumptions
 - B. Estimated Traffic Impacts to State-Owned Facilities
 - C. An Inventory of Transportation Facilities and Services
 - D. Level of Service Standards Including Standards for State Routes
 - E. Actions to Bring Facilities into Compliance
 - F. Traffic Forecasts for at Least Ten Years
 - G. State and Local Transportation Needs to Meet Current and Future Demands
 - H. Analysis of Funding Capability
 - I. Intergovernmental Coordination
 - J. Concurrency
 - K. Consistency of Plans

Chapter Seven – Services, Facilities and Utilities

- I. Regional Services
- II. Facilities & Services
 - A. Providing a Spectrum of Services
 - B. Urban and Rural Services
 - C. Identifying Needs of Facilities and Services
 - D. Capital Facility Planning
 - E. Addressing Service Deficiencies
 - F. Financing Strategies
 - G. Essential Public Facilities
 - H. Water Supply
 - 1. Potable Water Systems
 - 2. Regional Water Supply Planning
 - 3. Utility System Interries
 - 4. Water Reuse, Conservation and Accounting
 - 5. Resource Management and Protection
 - I. Public Sewers and On-Site Wastewater Treatment and Disposal Systems
 - J. Solid Waste
 - K. Surface Water Management
 - L. Floodplain Management
- III. Energy & Telecommunications
 - A. Energy
 - 1. Consistency with Land Use Plans
 - 2. Conservation with Alternative Energy Sources
 - 3. Electric Utilities
 - 4. Natural Gas
 - 5. Hazardous Liquid and Gas Transmission Pipelines

- 6. Natural Gas Distribution Systems
- B. Telecommunications
 - 1. Telecommunications
 - 2. Cable Services
 - 3. Internet Access

Chapter Eight – Community Planning Areas

- I. Bear Creek
- II. East Sammamish
- III. Enumclaw
- IV. Federal Way
- V. Highline
- VI. Newcastle
- VII. Northshore
- VIII. Shoreline
- IX. Snoqualmie Valley
- X. Soos Creek
- XI. Tahoma/Raven Heights
- XII. Vashon
- XIII. West Hill/White Center

Chapter Nine – Implementation

- I. Land Use Designations and Zoning Classifications/Code
- II. Other Implementing King County Codes
- III. Incentives

Glossary

Part II

Area Zoning Studies

- I. Cottage Lake
 - A. Report
 - B. Maps
 - C. List of Parcels and Development Conditions
- II. Sammamish Agricultural Production District – Northeast Area
 - A. Report
 - B. Maps
 - C. List of Parcels and Development Conditions
- III. Willows Road
 - A. Report
 - B. Maps
 - C. List of Parcels and Development Conditions

- IV. Redmond Perrigo Park
 - A. Report
 - B. Maps
 - C. List of Parcels and Development Conditions
- V. Redmond Ridge Panhandle
 - A. Report
 - B. Maps
 - C. List of Parcels and Development Conditions
- VI. East Fairwood/McGarvey Park
 - A. Report
 - B. Maps
 - C. List of Parcels and Development Conditions
- VII. East Renton Urban Separator
 - A. Report
 - B. Maps
 - C. List of Parcels and Development Conditions
- VIII. Covington Park
 - A. Report
 - B. Maps
 - C. List of Parcels and Development Conditions
- IX. Covington/Poppie
 - A. Report
 - B. Maps
 - C. List of Parcels and Development Conditions
- X. Auburn Lea Hill Urban Separator
 - A. Report
 - B. Maps
 - C. List of Parcels and Development Conditions
- XI. Enumclaw Golf Course
 - A. Report
 - B. Maps
 - C. List of Parcels and Development Conditions

Part III

King County Code Summaries

- I. Title 13 – Water and Sewer Systems
- II. Title 14 – Roads and Bridges
- III. Title 19A – Land Segregation
- IV. Title 20 – Planning
- V. Title 21A – Zoning
- VI. Arterial Functional Classification
- VII. Recommended Arterial Map